

THE BARTONVILLE PLANNING AND ZONING COMMISSION MEETING HELD ON THE 3rd DAY OF JANUARY, 2018, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, BARTONVILLE, TX 76226, COUNTY OF DENTON, TEXAS AT 7:00 P.M.

The Planning and Zoning Commission met in a regular meeting with the following members present:

Ralph Arment, Chairman
Don Abernathy, Commissioner
Brenda Hoyt-Stenovitch, Alternate 1

With the following members absent:

Gloria McDonald, Vice-Chairman
Harry Otto, Commissioner
Gregory Peck, Commissioner

Also present:

Michael Montgomery, Town Administrator

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chairmen Arment called the meeting to order at 7:00 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chairman Arment led the pledge of allegiance.

C. CITIZENS PARTICIPATION

No citizen participation.

D. APPROVAL OF MINUTES

1. Discuss and consider approval of the November 1, 2017, meeting minutes.
2. Discuss and consider approval of the December 13, 2017, meeting minutes.

Commissioner Abernathy moved to approve the November, 1, 2017, minutes and December 13, 2017, minutes. Commissioner Hoyt-Stenovitch seconded the motion.

VOTE ON THE MOTION

AYES: Abernathy, Arment, Hoyt-Stenovitch

NAYS: None
VOTE: 3/0

E. REGULAR ITEMS

1. Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A”, Article 14.02, Ordinance 361-05, Zoning regulations, by amending, Chapter 7, Article 7.2 Uses Permitted, for the Town of Bartonville, by granting a Conditional Use Permit to allow for the operation of a Bed and Breakfast located at 1212 Porter Road, Bartonville Texas. The property to be considered for the Conditional Use Permit is zoned Residential Estates 2 (RE-2) with Bed and Breakfast as a permitted use by Conditional Use Permit only.

Chairman Arment opened the public hearing at 7:04 p.m.

Julie Germain, the applicant, discussed the history of the property and her intent with it moving forward. She explained it would be an owner-occupied bed and breakfast with all guests staying in the main property. No guests would be permitted to stay in their accessory structure.

No citizens spoke in favor or in opposition on the conditional use permit.

Chairman Arment closed the public hearing at 7:16 p.m.

Commissioner Hoyt-Stenovitch expressed concerns with long-term guests. She suggested a limit of eight weeks per guest be a condition for approval. The other commissioners and applicant agreed with eight weeks.

Commissioner Hoyt-Stenovitch moved to recommend to the Town Council approval of granting a Conditional Use Permit to allow for the operation of a bed and breakfast located at 1212 Porter Road, Bartonville, Texas, under the conditional that no guest stay longer than eight weeks.

VOTE ON THE MOTION

AYES: Abernathy, Arment, Hoyt-Stenovitch
NAYS: None
VOTE: 3/0

2. Discussion regarding text changes to Chapter 14, Exhibit A, Chapter 12 “Village Center.”

Michael Montgomery, Town Administrator, presented changes he thought necessary to this section of the Zoning Ordinance. Specifically, he presented setbacks that other municipalities use

if it borders another commercial use. The commission agreed on 20-foot setbacks for the rear and side if it does border a residential use.

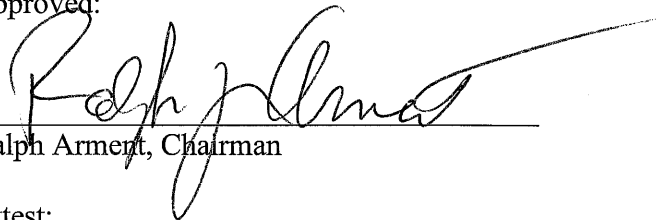
Mr. Montgomery stated he would bring the ordinance changes next meeting.

G. ADJOURN REGULAR MEETING

Chairman Arment adjourned the regular meeting at 7:39 p.m.

APPROVED this 7th day of February, 2018.

Approved:

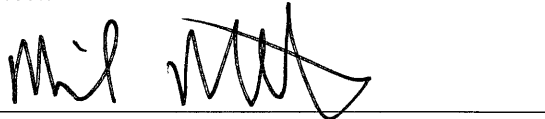


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Ralph Arment, Chairman

(Seal)

Attest:



A handwritten signature in black ink, appearing to read "Michael Montgomery", is written over a horizontal line.

Michael Montgomery, Town Administrator